

**MINUTES OF MEETING
LAKE DEER
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Deer Community Development District was held Tuesday, **December 7, 2021** at 2:00 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Justin Frye	Assistant Secretary
Patrick Marone	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law Group
Rey Malave <i>by Zoom</i>	Dewberry
Margie Lloyd <i>by Zoom</i>	Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 7, 2021
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 7, 2021 Board of Supervisors meeting and asked for any comments or corrections from the Board. There being no changes, there was a motion of approval.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the Minutes of the September 7, 2021 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings

Ms. Burns stated that this resolution will allow them to place an annual meeting schedule instead of individual notices.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, Resolution 2021-01 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Ms. Burns stated that this was with Lake Deer Development, LLC. She stated that under the terms of this agreement that entity will advance funds for any costs related to the construction and then they will be reimbursed out of the bond issuance.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Construction Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement

Ms. Burns stated that under this agreement Lake Deer Development, LLC will grant the District temporary, non-exclusive construction and access easement for the easement area for the purpose of constructing the improvements until the construction is completed or until the District acquires that easement area.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Temporary Construction and Access Easement Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement Regarding Covenants for Build to Rent Housing

Mr. Van Wyk stated that this is an agreement with the developer to recognize the fact that a portion of the homes to be constructed within the development are “build to rent” homes. The agreement solidifies the intent to allow renters to use the amenity facilities.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Agreement Regarding Covenants for Build to Rent Housing, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser – ADDED

Ms. Burns stated that the Property Appraiser requires this agreement annually and it states that you cannot disclose exempt properties.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser – ADDED

Ms. Burns stated that this will allow the assessments to be collected.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that he did not have anything further to report.

B. Engineer

Mr. Malave stated that he did not have anything further to report.

C. District Manager’s Report

Ms. Burns stated that there would be an Audit Committee meeting after the Board of Supervisor’s meeting and suggested an Audit Committee be appointed.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

i. Approval of Fiscal Year 2022 Funding Requests #1 and #2 (Revised)

Ms. Burns offered to answer questions from the Board and stated that this was for O&M Funding.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, Fiscal Year 2022 Funding Requests #1 and #2, were approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the package for review but that there was no action required by the Board. She offered to answer any questions.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman